



BEAUTIFULLY RESTORED 19TH CENTURY WATER
MILL WITH STUNNING GÎTES SET IN PARKLAND
NEAR CASTELNAU-MONTRATIER

BEAUTIFULLY RESTORED
19TH CENTURY WATER
MILL WITH STUNNING
GÎTES SET IN PARKLAND
NEAR CASTELNAU-MON...



PROPERTY FACT FILE	
REFERENCE	A32272SNM46
PRICE	€ 799,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	600 m ²
LAND	23628 m ²
TOWN	Castelnau Montratier-Sainte Alauzie
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Absolutely beautiful restored watermill property
- Fantastic gîtes providing a high-end rental income
- Idyllic location close to a lovely popular village
- Magnificent gardens and natural swimming pool
- Superb condition throughout, zero work required

BEAUTIFULLY RESTORED
19TH CENTURY WATER
MILL WITH STUNNING
GÎTES SET IN PARKLAND
NEAR CASTELNAU-MON...

Ref : A32272SNM46

Hidden away at the end of a private drive, this delightful property straddles a brook, and has been beautifully restored to a very high standard, whilst keeping all of its character and charm. The gorgeous white Quercy stone floors, high ceilings, and large double glazed windows throughout the ground floor fill this spacious family home

DESCRIPTIF

MAIN HOUSE

GROUND FLOOR:

Beautiful spacious white Occitanie stone entrance hall featuring the old mill grinding stones, with stone staircase and double balustrade leading up to the upstairs landing.

RECEPTION ROOM (5 x 4.7m) with original woodwork, double doors leading to the outside terrace and dining area, and lovely parkland views.

LIVING ROOM (7 x 5m) Lovely spacious room with fireplace, high ceiling, and two tall windows with fabulous views over the brook and parkland beyond

KITCHEN (4 x 8.2m) Very spacious well-equipped open plan kitchen area, with lots of working space, storage, and a larder. A door opens onto the summer terrace area, so it is perfect for entertaining, particularly as it is next to the

DINING ROOM (4.6 x 4.3m) with a small butler's pantry off to one side. Lovely views over parkland and a modern wood burner for cosy winter dinner parties.

WC with wash basin

FIRST FLOOR:

Beautiful light landing area surrounding the staircase with plenty of space for an open office corner.

BEDROOM ONE (4.45 x 6m) A lovely light room with new wooden floor and two tall windows overlooking the parkland and countryside beyond.

BATHROOM (2.45 x 4.5m) Good size with bath, shower, WC, heated towel rail, and tiled floor. Woodland views.

SHOWER ROOM (2.5 x 2m) with shower, wash basin, and WC

BEDROOM TWO (4.95 x 3.45m) Another lovely light room with high ceilings, parquet flooring, and views over the surrounding countryside

BEDROOM THREE (4.95 x 3.4m) Another good-sized bedro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32272SNM46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

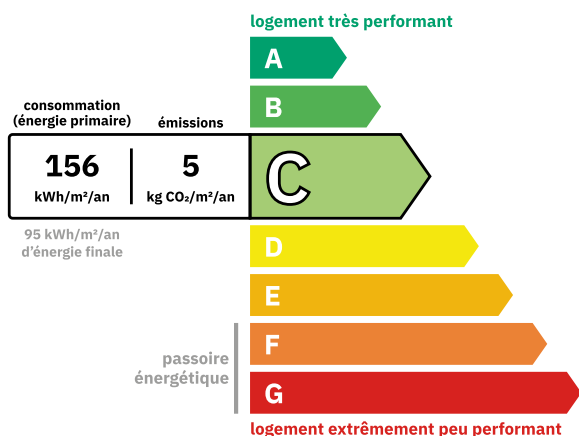
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFULLY RESTORED 19TH
CENTURY WATER MILL WITH
STUNNING GÎTES SET IN
PARKLAND NEAR
CASTELNAU-MON...

Ref : A32272SNM46

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



peu d'émissions de CO₂

A

5 kg CO₂/m²/an

B

C

D

E

F

G

émissions de CO₂ très importantes

Property Moderately efficient
Estimated annual energy costs
between 3980 € and 5450€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A32272SNM46
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr